LOT 16
IN OR 695 PG 682
ALTA VISTA # 2 PB 2/44

MARTIN JOHN F & DONNA MAE
2120 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-100B-0016-0000

BUILDING CHARACTERISTICS

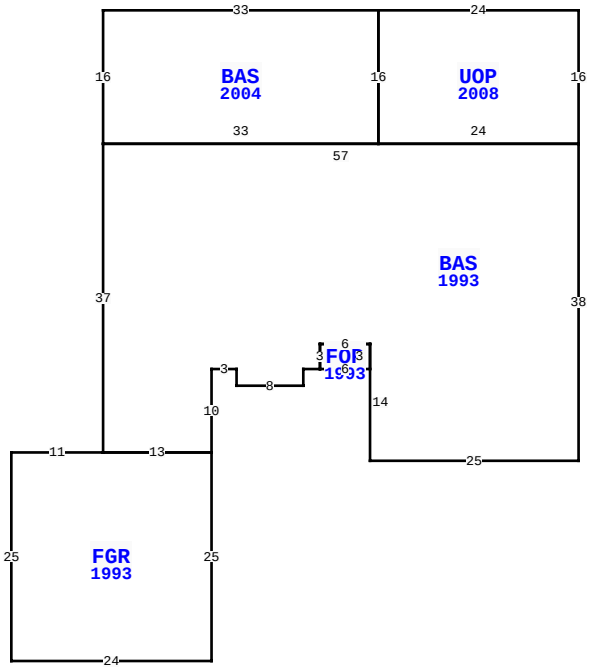
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1993	1,942	253,234
BAS	528	100	2004	528	68,850
FGR	600	55	1993	330	43,032
FOP	18	30	1993	5	652
UOP	384	20	2008	77	10,041
TOTALS	3,472			2,882	375,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,882	129.3957	179.86	518,357	1981	1990	0	0	0	27.50	72.50

1 SNGL FAM 100% - 1994 Heated Area: 2470 HX Base Yr 1994



2120 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		375,809
TOTAL MARKET OB/XF VALUE		54,818
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		730,627
SOH/AGL Deduction		480,018
ASSESSED VALUE		250,609
TOTAL EXEMPTION VALUE	HX HB VX VP	211,769
BASE TAXABLE VALUE		38,840
TOTAL JUST VALUE		730,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100956	H/AC	2,800	06/09/2010
20070386	OTHER	3,000	03/02/2007
20052757	GAS	1,000	09/29/2005
20052451	ELEC OTHER	1,000	08/16/2005
20052411	XFOB	11,000	08/09/2005
20052366	SWIM POOL	48,000	08/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0695/0682	12/30/1993	WD	Q	I		137,000
GRANTOR: KIGHT JERRY & JOY						
GRANTEE: MARTIN JOHN & DONNA						
0337/0176	5/01/1981	WD	Q	V		17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W24 BAS=[YR=2004] W33 S16 BAS=[YR=1993] S37
FGR=[YR=1993] W11 S25 E24 N25 W13$ E13 N10 E3 S2 E8 N2 E2
FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S14 E25 N38 W57$ E33 N16$
S16 E24 N16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	44	880	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000	
5	0911	SCRN RM A	0	100	17	40	680.00	SF	18.00	18.00	100	2007	2007	3	24	2,938	

LAND DESCRIPTION

TOTAL OB/XF 54,818

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	100.00	157.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS